



West Common Grove

Harpenden, AL5 2LL

Set on a plot of circa 0.3 acre, with an 140ft south west facing garden, this wonderful family home offers huge potential to extend or redevelop (STPP). This is a peaceful cul de sac in the ever popular West Common area. Close to open countryside and within a short drive of the town centre & station. *CHAIN FREE*,

Guide price £1,995,000

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- Plot 0.33 acre
- Garden 140ft south west facing
- Potential to extend / redevelop (STPP)
- Well proportioned rooms
- Large Garage
- Popular West Common location
- Short drive to town centre & station
- Chain Free

Entrance Hall

Pantry

Living Room

23'3" (max) x 19'1" (7.10 (max) x 5.83)

Cloakroom

Bedroom One

14'1" x 13'1" (4.30 x 3.99)

Dining Room

14'10" x 13'1" (4.53 x 3.99)

En-suite Bathroom

Bedroom Two

13'9" x 10'1" (4.21 x 3.08)

Kitchen / Breakfast Room

14'0" x 12'9" (max) (4.28 x 3.90 (max))

Bedroom Three

10'2" x 9'8" (3.10 x 2.96)

Family Room

19'2" x 12'9" (5.85 x 3.89)

Bedroom Four / Study

10'2" x 9'8" (3.10 x 2.96)

Conservatory

13'0" x 9'10" (3.98 x 3.01)

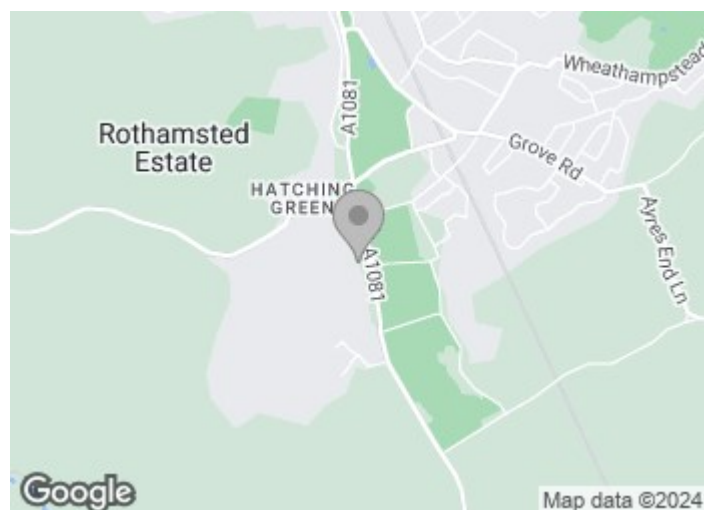
Shower Room

Utility Room

6'6" x 5'8" (2.00 x 1.75)

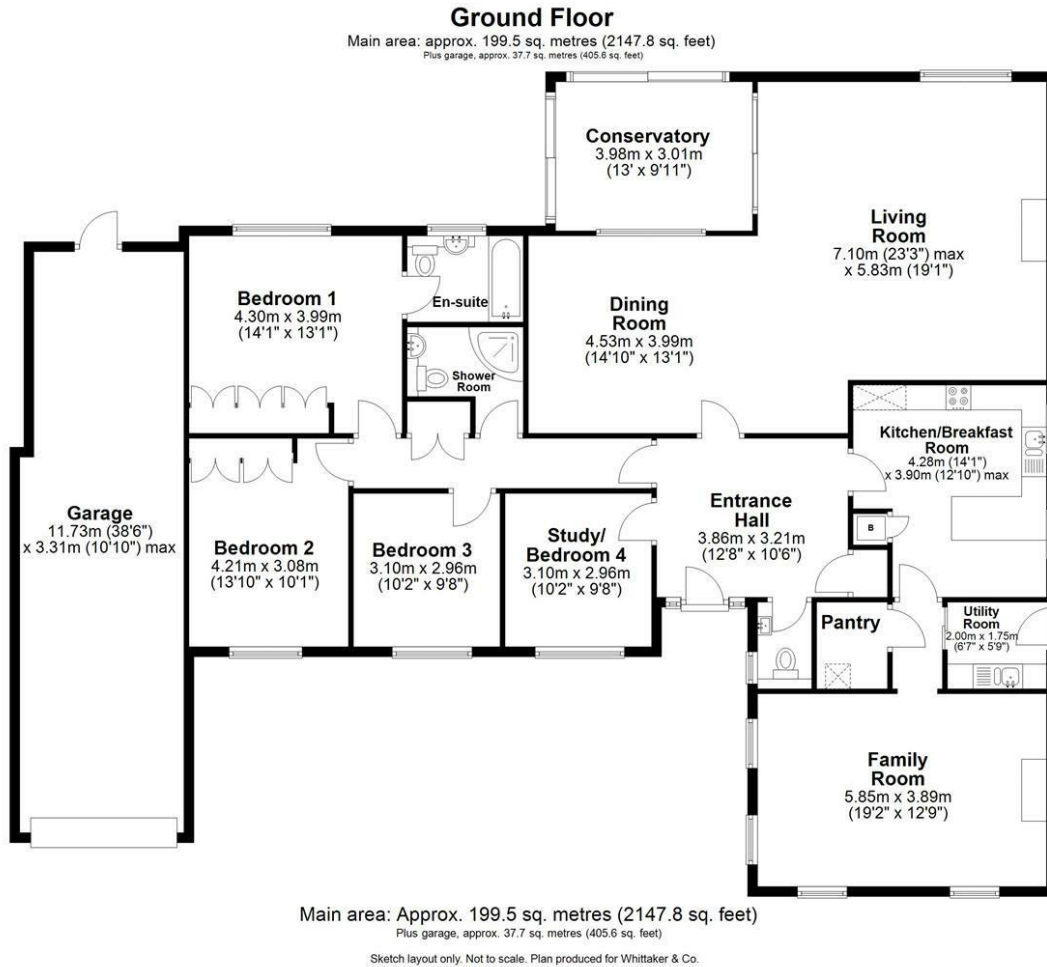
Integral Garage

38'5" x 10'10" (max) (11.73 x 3.31 (max))





Floor Plan



Plan produced using PlanUp.

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